



Solicitors & Estate Agents



110 High Street, Brechin, DD9 6HE

3 Bedroom townhouse and shop

EPC Band: C

Offers over £120,000

110 High Street, Brechin, DD9 6HE

3 Bedroom terraced townhouse and shop in the heart of Brechin

Overview

- Central Location
- Lounge
- Large Dining Kitchen
- Utility Room and Rear Porch
- 3 Bedrooms
- Family Bathroom
- Stairs to partially floored loft space
- Shop offering potential expansion
- Gas Central Heating
- Partial Double Glazing
- Rear Garden
- Parking nearby



A beautifully presented traditional property of generous dimensions that enjoys a central location within the town.



A beautifully refurbished traditional townhouse offering superb value and flexible living. Fully upgraded with new insulation, wiring, boiler, plumbing, gas central heating as well as elegant pine finishing throughout.

The spacious lounge which features a period fireplace leads through to a large dining kitchen and utility room, with double glazed windows and skylights. From the kitchen there is a large porch providing storage and access to the enclosed garden. On the first floor there are 3 double bedrooms and a modern family bathroom with a large corner bath and shower. Viewing is highly recommended.



Extras

All carpets, curtain rails, the gas hob, electric oven, fridge and freezer are included in the sale.

Attic

large, partly floored loft that offers potential for expansion across the whole width of the property.

Adjoining Shop

The shop included in this sale would be ideal as an en-suite bedroom, home office, granny annex or as an additional living space.

Exteriors

Totally enclosed rear garden which is laid in grass. There is parking in close proximity.

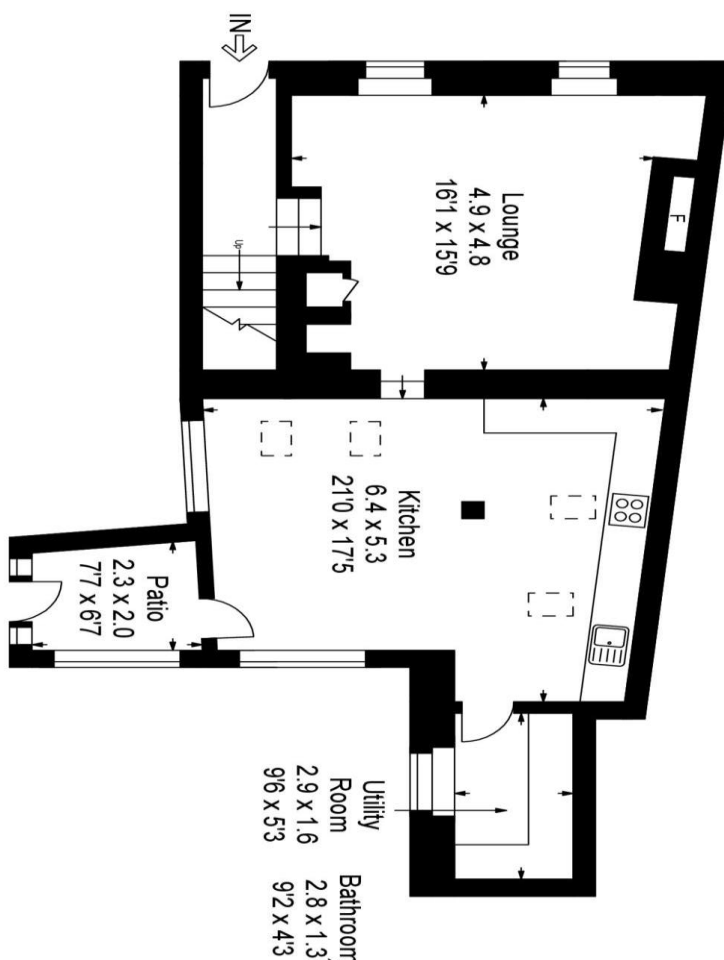
EPC Band: C



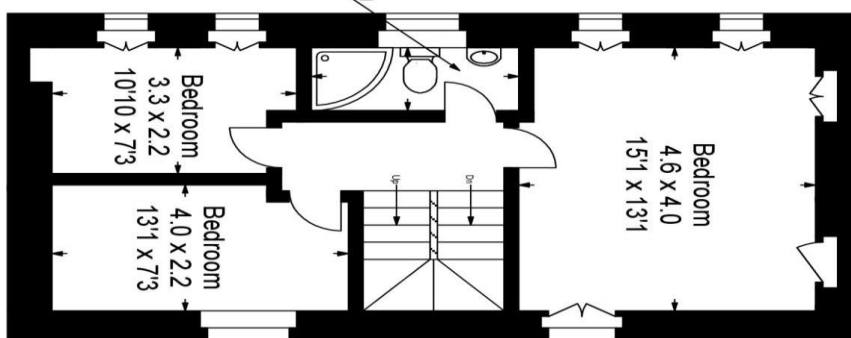
Directions

From our office head eastwards and take the first right into the High Street. Proceed downhill and take a left at the museum. No 110 is located on the right at the foot of the hill just before the Salvation Army charity shop.

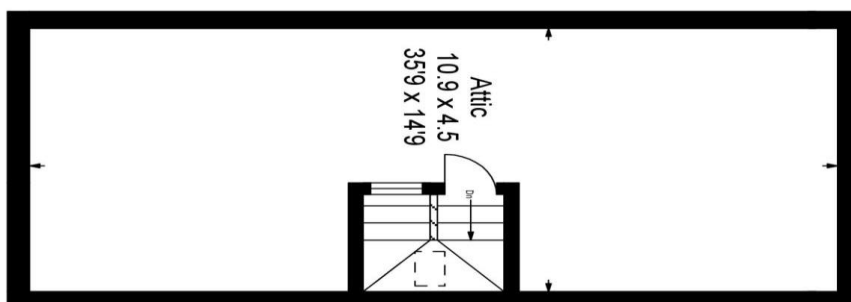
Ground Floor



First Floor



Second Floor



VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

Tel: 01356 622 171



31a St David Street, Brechin, Angus DD9 6EG



Phone: 01356 622 171 Email: property@shiells-law.co.uk

www.shiellslaw.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.